

St. Jean

St. Jean is generally bounded by the Ford Freeway (I-94) to the north, Mack to the south, Conner to the east and McClellan to the west.

Vacant land abounds, accounting for one third of the total acreage and creating considerable opportunity for reinvestment. Vacant housing units comprise over ten percent of the total units. Between 1990 and 2000, St. Jean lost almost one fifth of its population and nearly fifteen percent of its housing units, losses that exceeded the citywide average. The residents that remain are low-income, almost sixty-five percent of the households earn less than \$25,000 per year. Thirty percent of owner-occupied housing units are valued at less than \$15,000.

□ Neighborhoods and Housing

Issues: St. Jean's housing stock consists primarily of single-family detached and two-family flats in fair to poor condition. Many vacant and dilapidated houses negatively affect the neighborhoods.

GOAL 1: Revitalize neighborhoods with poor housing conditions

Policy 1.1: Demolish vacant and/or dangerous structures and encourage rehabilitation and infill throughout the area.

□ Retail and Local Services

Issues: The area southwest of the Warren/Conner intersection is a highly visible commercial area. There is approximately thirty acres of underutilized commercial space at this site.

GOAL 2: Increase the vitality of commercial thoroughfares

Policy 2.1: Take advantage of high traffic volumes and visibility to develop intensive commercial uses at the Warren and Conner intersection with a mixture of retail, entertainment-related development, service establishments, and civic space.

GOAL 3: Increase the vitality of neighborhood commercial areas

Policy 3.1: Develop neighborhood commercial nodes along Warren and Mack with a compatible mix of locally serving, small-scale businesses and medium density residential along the less viable sections.

❑ **Industrial Centers**

Issues: There is a large underutilized industrial area between Conner and St. Jean. The industrial sites are centrally located and traversed by rail lines, major thoroughfare and freeways. To the west, residential areas are located adjacent to the industrial corridor.

GOAL 4: Increase the viability of industrial corridors

Policy 4.1: Redevelopment the under-utilized sites along St. Jean, north of Warren by attracting new and encouraging existing businesses requiring high accessibility such as distribution and manufacturing.

GOAL 5: Reduce conflicts between industrial and residential areas

Policy 5.1: Establish and enforce designated truck routes to and from Conner and the Ford Freeway.

Policy 5.2: Buffer the negative impacts of industrial land uses upon residential areas to the west.

❑ **Parks, Recreation and Open Space**

Issues: Manz Playfield is the only large recreational facility in the area. The large industrial concentration on the east side of the area is a significant barrier between Chandler Park and the residential areas to the west.

GOAL 6: Increase access to open space and recreational areas

Policy 6.1: Develop greenways to connect residential areas with Chandler Park, including safe routes traversing the industrial area.

2000 Census - Demographic Profile

Neighborhood **St. Jean**

Total Population

9,660

1990 Population

11,856

1990 to 2000 Change

-2,196

Percent Change

-18.52%

Race

White Only

80

0.83%

Black or African American
Only

9,469

98.02%

American Indian and Alaska
Native Only

7

0.07%

Asian Only

0

0.00%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

7

0.07%

Two or More Races

97

1.00%

Hispanic Origin

Hispanic Origin (Any Race)

33

0.34%

1990 Hispanic Origin

23

1990 to 2000 Change

10

Percent Change

43.48%

Gender

Male

4,348

45.01%

Female

5,312

54.99%

Educational Attainment

Population 25 or older

5,888

60.95%

HS Graduate or Higher

3,389

57.56%

Assoc. Degree or Higher

550

9.34%

Age

Youth Population
(Under 18 Years Old)

2,948

30.52%

1990 Youth Population

3,517

1990 to 2000 Change

-569

Percent Change

-16.18%

0 to 4 Years Old

734

7.60%

5 to 10 Years Old

1,233

12.76%

11 to 13 Years Old

472

4.89%

14 to 17 Years Old

509

5.27%

18 to 24 Years Old

824

8.53%

25 to 44 Years Old

2,581

26.72%

45 to 64 Years Old

1,695

17.55%

65 Years Old and Older

1,612

16.69%

Households

Households

3,276

Average Household Size

2.83

Population in Group Quarters

394

4.08%

Population in Households

9,266

Family Households

2,194

66.97%

Married Couple Family

688

31.36%

Female Householder Family

1,243

56.65%

One Person Households

931

28.42%

Housing Units

Housing Units

3,706

1990 Housing Units

4,321

1990 to 2000 Change

-615

Percent Change

-14.23%

Vacant Housing Units

425

11.47%

Occupied Housing Units

3,281

88.53%

Owner Occupied

1,741

53.06%

Renter Occupied

1,540

46.94%

Housing Value

Owner Occupied Units

1,482

Less Than \$15,000

445

30.03%

\$15,000 to \$29,999

378

25.51%

\$30,000 to \$49,999

379

25.57%

\$50,000 to \$69,999

150

10.12%

\$70,000 to \$99,999

117

7.89%

\$100,000 to \$199,999

0

0.00%

\$200,000 or More

13

0.88%

Household Income

Less Than \$10,000

971

29.64%

\$10,000 to \$14,999

370

11.29%

\$15,000 to \$24,999

758

23.14%

\$25,000 to \$34,999

432

13.19%

\$35,000 to \$49,999

310

9.46%

\$50,000 to \$74,999

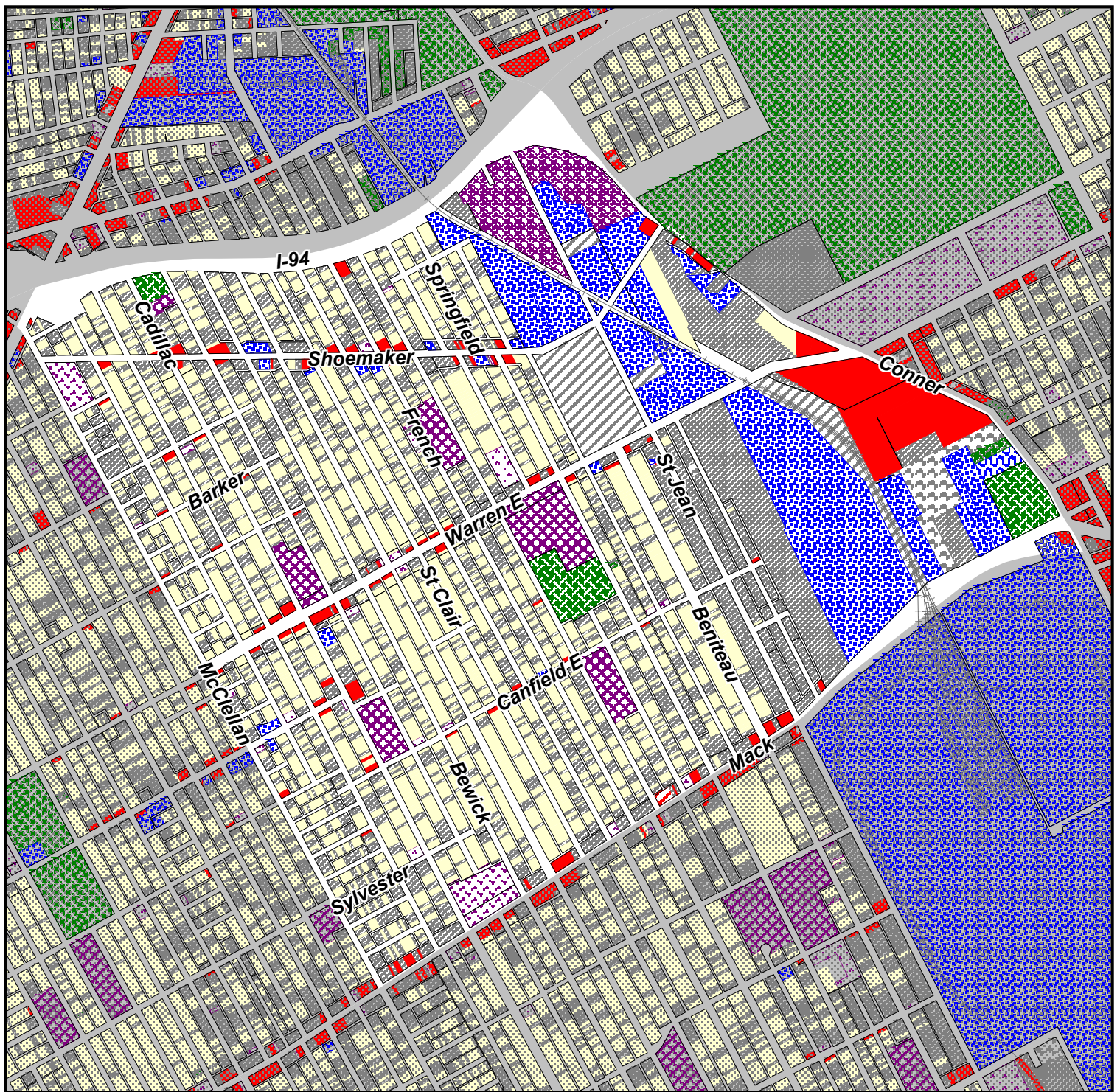
217

6.62%

\$75,000 or More

218

6.65%



Map 3-9A

City of Detroit
Master Plan of
Policies

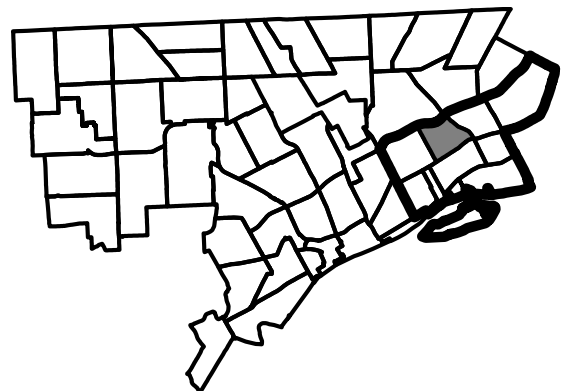
Neighborhood Cluster 3 St. Jean

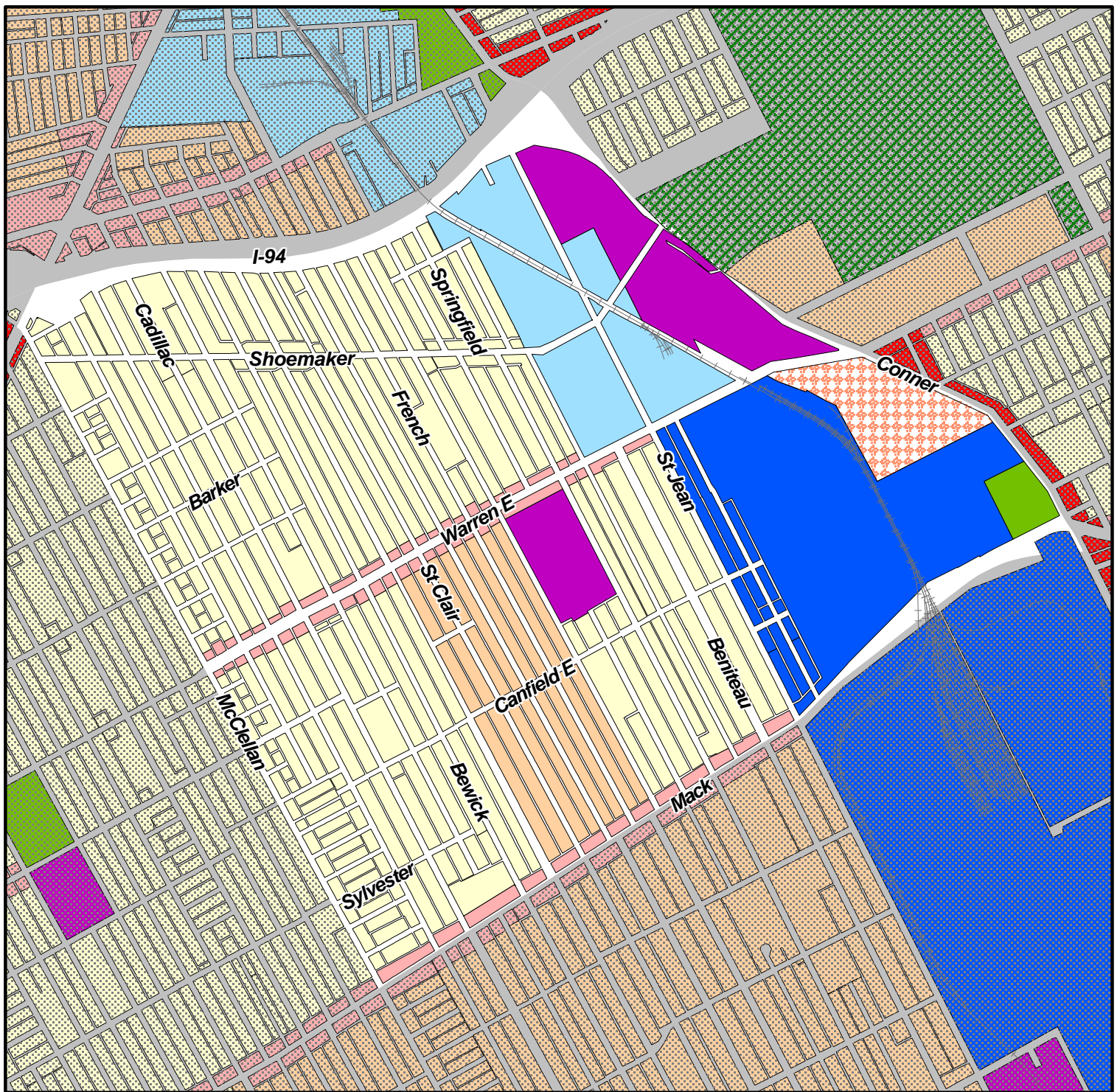


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 3-9B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 3 St. Jean



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

